

REGULAR MEETING AGENDA

Wednesday, April 20, 2016 7:45 P.M.
Public Meeting Room 206
Darien Town Hall, 2 Renshaw Road
Darien, Connecticut

OPENING

Requests to the ZBA involve important legal property rights. The proposal may expand one owner's limitations and reduce another's protections as defined within the Zoning Regulations. Therefore, any information considered must be clearly provided and all hearing comments are recorded. **Please speak only into the microphones near the podium. In order to avoid unnecessary distractions, please silence all electronic/communication devices and avoid side conversations** within the meeting room and hallway near the door.

The ZBA will make every reasonable effort to complete this agenda in a timely manner. However, complications may arise and it may be difficult to properly consider all of the requests tonight. You can be helpful by making your presentation efficiently. Due to necessary scheduling of ZBA members, and possible involvement with other Board/Commission review, the following items may be considered out of sequence. Application requests may be heard and then deliberated one by one rather than all the deliberations occurring at the end of the meeting. Please understand that one or more hearing items may need to be opened and continued to a subsequent meeting and some hearings may be completed tonight but ZBA deliberation of the requests may be postponed to a later date. After the hearing of the project you are interested in is concluded, you may choose to make subsequent inquiries about a possible decision to ZBA office staff at 203-656-7351 during regular business hours.

DELIBERATION AND DECISION

This portion of the meeting is not a Public Hearing. Applicants and other interested parties are welcome to quietly observe the ZBA and staff fulfilling their regulatory

responsibilities for the overall benefit of the community. Any expression from the audience is inappropriate and constitutes grounds for tabling the matter referred to or denying it without prejudice.

CALENDAR NO. 10-2016

The application of Amy S. Zabetakis, Esq. and Rucci Law Group, LLC on behalf of Carnegie Hill Skin Care P.C. submitted on January 25, 2016 for an amendment of Calendar No. 40-2014 and variances of Sections 381-387, 660, and 904 of the Darien Zoning Regulations; to allow the expansion of a “personal service business and/or doctor’s office” use; Section 381-387: expansion of a non-conforming use; Section 660: personal service business and/or doctor’s office use where none is permitted, with 40.76% in lieu of 20.0% maximum building coverage, and 96.2% in lieu of 80.0% maximum developed site area; and Section 904: 14 in lieu of 24 minimum required parking spaces with less than the required onsite parking depth and backup space. The property is situated on the northeast corner of the intersection formed by Cross Street and Boston Post Road and is shown on Assessor’s Map #63 as Lot #18, being 1472 Boston Post Road and located in an SB (Service Business – commercial) Zone.

Discussion, deliberation and possible decision for Public Hearing request item listed above. The Public Hearing of this matter was March 23, 2016. Subsequently on March 23, 2016 the ZBA deliberated on the application and then determined to continue the deliberation on April 20, 2016. The previously seated ZBA members for this request are Vic Capellupo, Mike Nedder, Gary Greene, Jeff Williams, and Rich Wood. If necessary the ZBA may continue this deliberation until the next scheduled meeting on May 18, 2016. Four affirmative votes out of the five seated ZBA members are required to approve a proposal. Decisions are made after the ZBA members review the public hearing comments, submitted plans and other application materials, and carefully consider possible stipulations to ensure the best possible project fit among the neighboring properties.

PUBLIC HEARING

CALENDAR NO. 13-2016

The application of Jacek Bigosinski and PB Architects on behalf of Alison L. Stanley & William J. Worfolk submitted on March 21, 2016 for variances of Section 406 of the Darien Zoning Regulations; to allow the construction of a front portico and second story addition; Section 406: 18.0 in lieu of 40.0 feet minimum required front yard setback and 28.0 in lieu of 65.0 feet minimum required front yard setback as measured from the center line of Raymond Heights for the portico; and 3.4 in lieu of 15.0 feet minimum required south side yard setback, 30.3 in lieu of 40.0 feet minimum required front yard setback and 40.3 in lieu of 65.0 feet minimum required front yard setback as measured from the center line of Raymond Heights for the second story addition. The property is situated on the west side of Raymond Heights approximately 450 feet northwest of the intersection with Raymond

Street and is shown on Assessor's Map #36 as Lot #89, being 15 Raymond Heights and located in an R-1/2 (residential) Zone.

DELIBERATION AND DECISION

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Discussion, deliberation and possible decision for Public Hearing request item listed above. Four affirmative votes out of the five seated ZBA members are required to approve a proposal. Decisions are made after the ZBA members review the public hearing comments, submitted plans and other application materials, and carefully consider possible stipulations to ensure the best possible project fit among the neighboring properties. If complications arise ZBA deliberation of the requests may be postponed or continued to a later meeting date.

OTHER BUSINESS

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1. Requested amendment to the approved plans and requested interpretation of the resolution of Calendar No. 50-2015, Victor Lalanne, 33 Wakemore Street.
2. Requested amendment to the approved sign plans of Calendar No. 66-2008, JP Morgan Chase Bank, 454 Boston Post Road.
3. Approval of Minutes of meeting on February 24, 2016. ZBA members attending this meeting were Chuck Deluca, Jeff Williams, Vic Capellupo, Gary Greene, and Rich Wood.
4. General discussion of Application Materials, applicant identity, application review procedures, hearing guidelines, hardship criteria, decision practices/guidelines/staff questions, project fit relative to neighbor properties, supervision/inspection of construction projects, and/or requested changes.
5. Any other business (a minimum 2/3, 67%, i.e. 3/4, 4/5, or 4/6, favorable vote of members present and voting is required to add an item to the agenda).

ADJOURNMENT

ZBA/04.20.2016agn